

(6) Land uses are planned in order to complement existing land uses where practical.

(7) Land Uses are planned to fulfill local aspirations unless there is a definite reason related to physiographic characteristics, health or public safety for doing otherwise.

LAND CLASSIFICATIONS

This Plan will discuss five (5) basic land classifications: (1) Residential land; (2) Commercial Land; (3) Industrial Land; (4) Public and Semi-Public Land; and (5) Vacant Land.

Since the population projections in the Population and Economy Study project through the year 1990, future land needs in this Plan will be programmed for that period.

RESIDENTIAL LAND

How much residential land will be needed by 1990? According to projections made by the Division of Community Services, Jackson County's population will increase by only 2,497 people by 1990. Assuming that family size (3.16 persons per family) remains fairly constant during that period, the county will need 790 additional new homes. Due to the projected lack of water and sewer services in most of the areas where such additional housing is planned, it is safe to assume that the average lot size will need to be one-half (1/2) acre. One-half (1/2) acre for 790 additional homes creates a minimum residential land need of 395 acres.

Will other growth factors and good planning create the need for additional residential land?

If Jackson County adopts accepted planning practices such as flood plain controls or zoning and if Western Carolina University or other public facilities